Docket Item #4

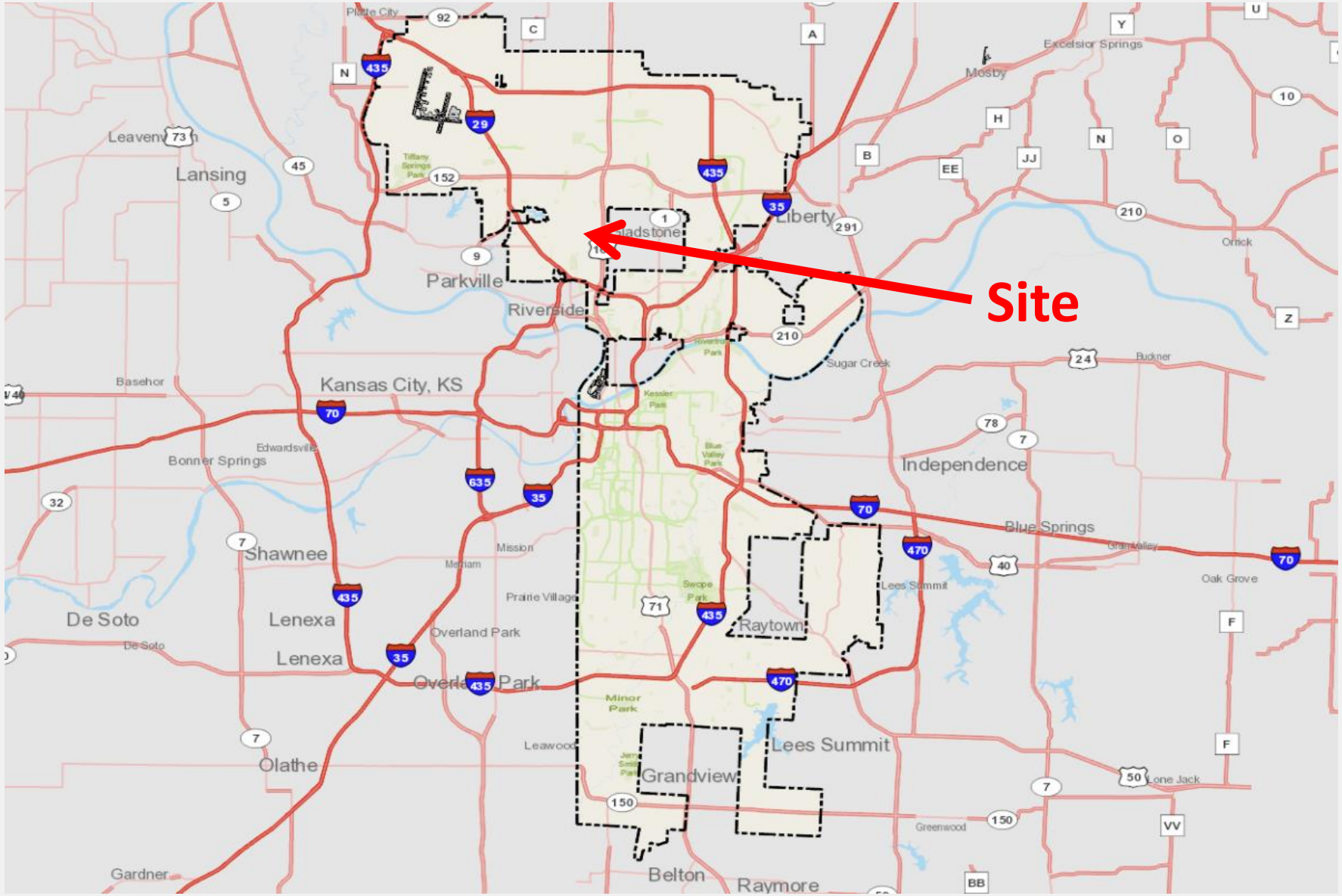
Development Plan, Rezoning, and Area Plan Amendment: Jadan Hills

CD-CPC-2025-00033, CD-CPC-2025-00034, CD-CPC-2025-00038

April 16, 2025

City Plan Commission

Location


Site
Kansas City, KS
Parkville
Riverside
Liberty
Independence
Blue Springs
Lees Summit
Raytown
Grandview
Belton
Raymore
Overland Park
Lenexa
Olathe
Shawnee
De Soto
Gardner
Lansing
Leavenworth
Bonner Springs
Edwardsville
Basehor
Mission
Prairie Village
Leawood
Oak Grove
Lone Jack
Greenwood
Excelsior Springs
Mosby
Orrick
Buckner
Sugar Creek

Location

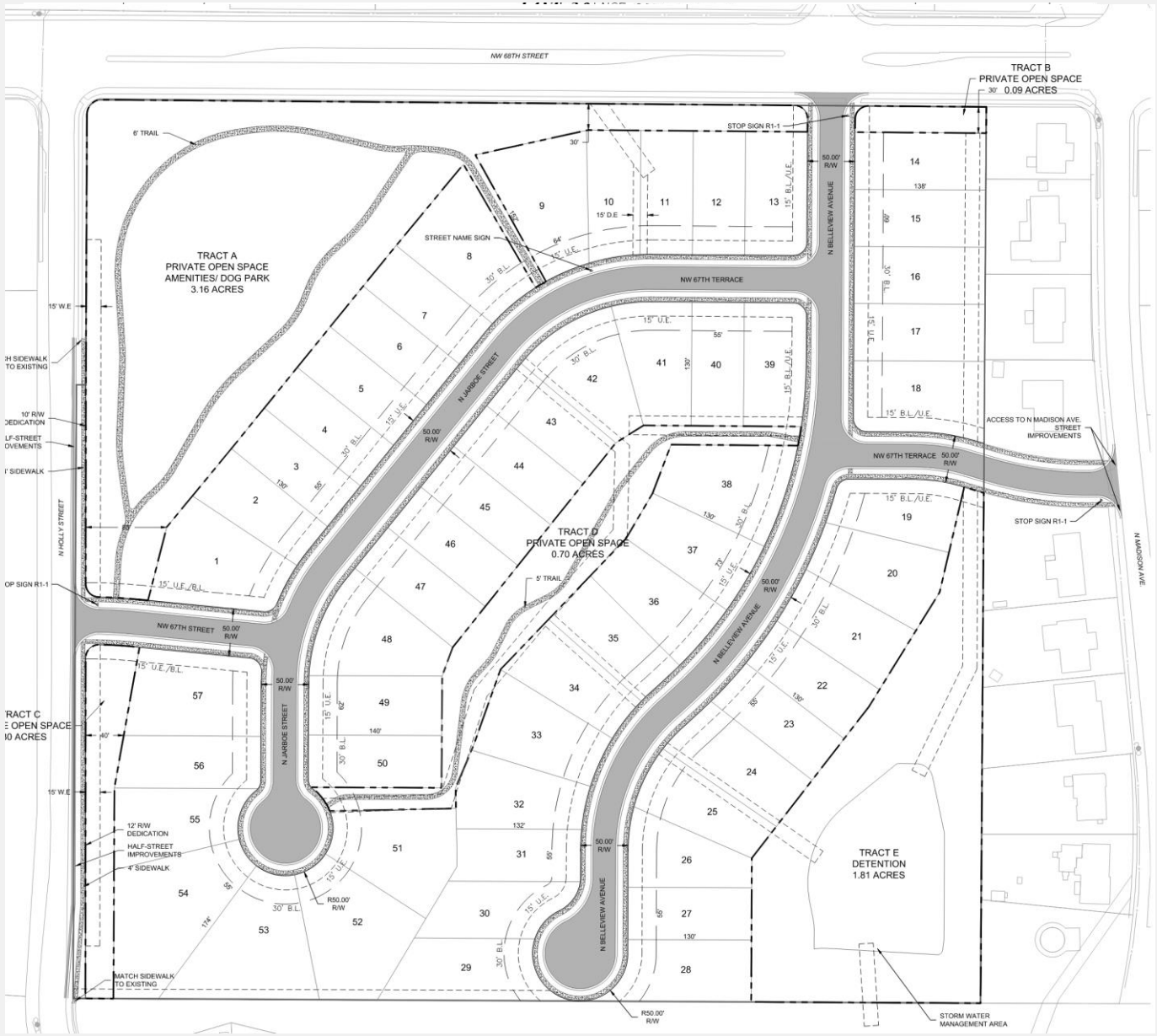
NW 69th Pl
NW 69th Ter
NW 69th St
169
N Broadway
W 69th St
N Ames Ave
N Liberty St
N Hickory St
N Mercier St
NW 68th St
Evelyn St
N Holly St
N Madison Ave
N Pennsylvania Ave
NW 67th Ter
NW 67th St
NW Hamer Dr
N Bell St
NW 66th Ter
NW 65th Ter
N Jarboe St

Looking Southeast From NW 68th St and N Holly St

Rezoning and Area Plan Amendment

- Parcels are currently zoned R-80
- Applicant is requesting a rezoning to **R-6**
- Requires lots to be at least 6,000 SF
- Only permitted building type is single unit detached homes
- Rezoning requires an Area Plan Amendment to the Line Creek Area Plan from Residential Low Density to **Residential Medium Density**

Development Plan



Development Plan

- Applicant is proposing 57 lots and 5 tracts
- Utilizing existing unimproved right of way to connect to North Madison Avenue to the east.
- Amenity tracts include a dog park and walking trails
- Topographical features prohibit future vehicular connection to the south

Staff Recommendation Docket Item #4

4.1: Area Plan Amendment

Case No. CD-CPC-2025-00038 **Approval**

4.2: Rezoning

Case No. CD-CPC-2025-00034 **Approval**

4.3: Development Plan

Case No. CD-CPC-2025-00033 **Approval with Conditions**

Jadan Hills Development Plan and Rezoning